

RESTRICTED CLASS 3 PREMISES

- > PROMINENTLY LOCATED WITHIN THE HEART OF EDINBURGH'S EAST END
- > OFFERS OVER £80,000 PER ANNUM
- > PREMISES EXTENDS TO 409.87 SQM (4,412 SQFT)
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > EXTREMELY HIGH LEVELS OF PEDESTRIAN & VEHICULAR PASSING TRAFFIC
- > SITUATED OPPOSITE ST JAMES QUARTER & OMNI CENTRE
- > GARAGE SUITABLE FOR UP TO THREE CARS



TO LET

6 PICARDY PLACE, EDINBURGH, EH1 3JT

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

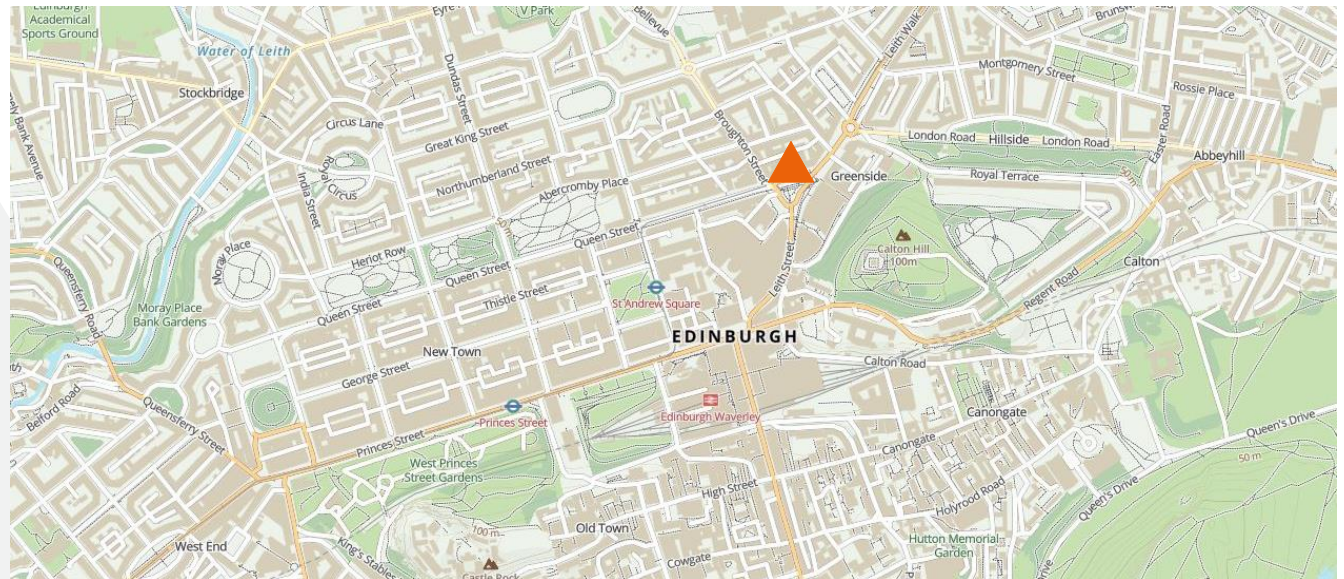
The subjects occupy a prominent position on Picardy Place within Edinburgh's vibrant East End. The immediate vicinity has benefitted from significant development in recent years with the addition of St James' Quarter shopping centre which boasts a variety of high quality bars, restaurants and retailers as well as The Omni Centre which offers a further mix of leisure & retail experiences. The extension of Edinburgh's Tram Service has connected York Place with Leith Walk, further improving the location's accessibility. The recent investment within the vicinity makes the area arguably Edinburgh's most sought-after mix-use neighbourhood. Commercial occupiers sharing the parade include Tesco Express, Neilsons Solicitors & Estate Agents, & The Holiday Inn Express.

DESCRIPTION

The subjects comprise a restricted Class 3 premises arranged over the ground & basement floors of an attractive Category B listed three-storey plus basement & attic mid terraced tenement with a single storey projection onto Picardy Place. The ground floor benefits from a double windowed frontage with spacious open plan retail/office accommodation to the front of the property. To the rear of the ground floor are a variety of staff & storage rooms as well as W.C. facilities. The basement contains a garage suitable for up to three cars which is externally accessed via Broughton Street Lane. The basement can also be accessed internally from a stairwell connecting the ground and basement floors.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £80,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	347.28	3,738
Basement	62.59	674
TOTAL	409.87	4,412

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £40,900 which result in net annual payable rates of approximately £20,368.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PLANNING

Information on the current use classification can be found here;

21/05443/FUL | CHANGE OF USE OF PREMISES FROM CLASS 2 (BANK) TO CLASS 3 (RESTAURANT) (RESTRICTED) AND EXTERNAL ALTERATIONS TO SHOPFRONT AND REAR ELEVATION. | 6 PICARDY PLACE EDINBURGH EH1 3JT

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk

